


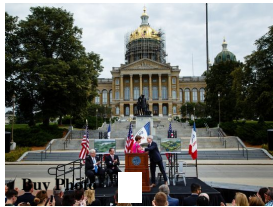
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## 7 things to know about the Apple data center in Waukee

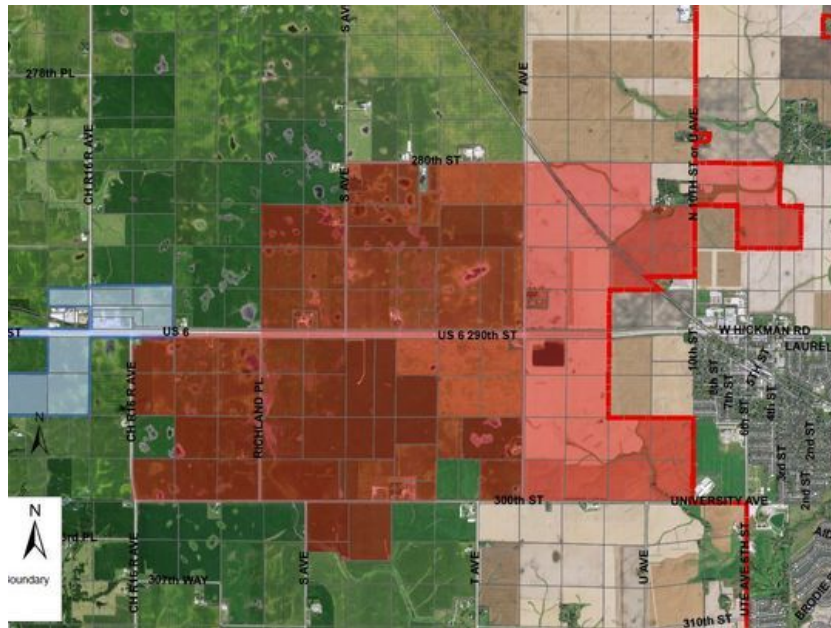
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(Photo: Brian Powers/The Register)

Apple Inc. CEO Tim Cook visited Des Moines Thursday as Apple unveiled plans for its planned \$1.375 billion data center in Waukee. Cook joined Iowa Gov. Kim Reynolds, acting Lt. Gov. Adam Gregg and Waukee Mayor Bill Peard for a midday press conference at the Iowa State Capitol announcing the details of the project.

While the data center isn't slated to open until 2020, here's what we know now about the development:



The city of Waukee annexed 3,500 acres of land outside its western city limits in June. A portion of the property will house a new Apple Inc. data center. (Photo: City of Waukee/Special to the Register)

### Where will it be?

Apple plans to build two "state-of-the-art" data centers on a 2,000-acre portion of a 3,500-acre site Waukee annexed in June. Owned by 28 property owners, the annexed land spans about one mile north and one mile south of Hickman Road. The annexation was part of the city's plan to expand west, but was accelerated with Apple's project.



Apple Inc. will invest \$1.3 billion in a data center in far western Waukee, near the intersection of Hickman Road and S Avenue. (Photo: Apple Inc./Special to the Register)

## Why Waukee?

Apple joins Facebook, Google and Microsoft as the latest tech giant to build roots in Iowa. Facebook [recently broke ground on its fourth data center facility in Altoona](https://www.desmoinesregister.com/story/news/local/altoona/2017/05/16/facebook-begins-work-fourth-building/101750324/) (/story/news/local/altoona/2017/05/16/facebook-begins-work-fourth-building/101750324/), and West Des Moines is home to [a Microsoft data center](https://www.desmoinesregister.com/story/money/business/development/2017/06/16/microsoft-set-complete-initial-west-des-moines-data-center/403780001/) (/story/money/business/development/2017/06/16/microsoft-set-complete-initial-west-des-moines-data-center/403780001/) project that has an eventual investment of about \$3 billion.

Facebook, Google and Microsoft have cited Iowa's large inventory of available land, low energy costs, high portfolio of renewable energy and low risk of natural disasters as reasons for locating here. Following suit, Apple plans to power its buildings with 100 percent renewable energy, state records show.

## How big will it be?

The proposed facilities will total 400,000 square feet once complete. Construction on the data center is expected to start early next year and Apple plans to bring it online in 2020, according to a [press release from Apple](https://www.apple.com/newsroom/2017/08/apples-next-us-data-center-will-be-built-in-iowa/). (<https://www.apple.com/newsroom/2017/08/apples-next-us-data-center-will-be-built-in-iowa/>)

## How many jobs will the data center provide?

The project is expected to create 50 jobs, which must pay a minimum of \$29.12 per hour, per a state incentive program. The development also will create over 550 construction and operations jobs, according to the Apple release.

## What will it cost?

Documents released Thursday morning by the Iowa Economic Development Authority show Apple plans to spend \$1.375 billion to build the two centers.

## What state and local incentives will Apple receive?

State and local officials awarded Apple more than \$213 million in incentives, including:

- \$19.65 million in state investment tax credits awarded by the Iowa Economic Development Authority;
- A 71 percent property tax abatement over 20 years approved by the Waukee City Council — an incentive worth \$188,239,943, according to state records; including tax abatement and water and sewer infrastructure improvements, this will total \$194,234,943.

In exchange, Apple will provide \$500,000 per data center building per year to a public improvement fund for use by Waukee "until certain maximum contributions are made." That total has been announced at \$100 million.

## How does this compare with other data center projects?

The incentive package from the economic development authority falls in line with previous awards for Iowa data centers:

- The Iowa Economic Development Authority board awarded Google more than \$36 million (</story/tech/2015/04/17/google-council-bluffs-data-center-expansion/25933867/>) in tax incentives for its Council Bluffs data center and a subsequent expansion project there. Google has invested some \$2.5 billion in its four-story data center.
- Microsoft has raked in more than \$45 million in state incentives (</story/tech/2016/10/20/microsoft-delaying-osmium-data-center-work-west-des-moines/92420454/>) for its three West Des Moines data centers. When construction is complete, the company will have invested about \$4 billion in the suburb. The city has provided \$65 million worth of infrastructure for Microsoft, including roads, power lines and sewers.
- The state awarded Facebook \$18 million in tax credits for its Altoona data center (</story/tech/2014/11/14/facebook-altoona-data-center/19034785/>), with another \$8 million awarded this year for an expansion. The city provided a 100 percent, 20-year property tax abatement. Facebook's fourth building there, which broke ground in May, expands the social media giant's footprint to about 2.5 million square feet and its Altoona investment to about \$1.5 billion.







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